



OFFICE SPACE FOR SALE

3117 N SOONER RD

Edmond, OK 73034



TYLER HUXLEY

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GARRETT MCGINNIS

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DECEMBER 22, 2025

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,750,000
Building Size:	6,200 SF
Price / SF:	\$282.26
Year Built:	2021

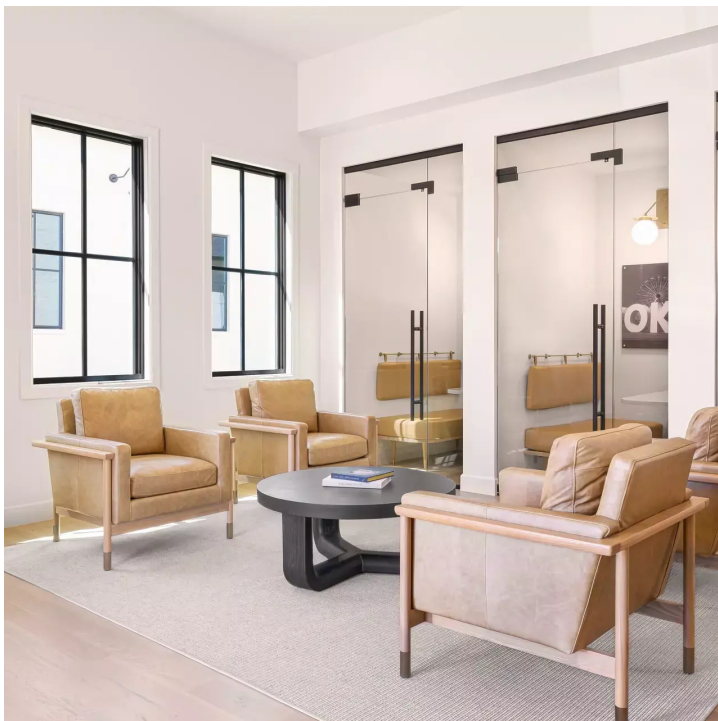
PROPERTY OVERVIEW

This modern office property, built in 2021, offers a sleek design with high-quality finishes. Located near the new development on Covell and the Golf Club of Edmond, it provides a convenient and accessible location for businesses. The property is just minutes from I-35, ensuring easy connectivity for both employees and clients. With flexible office spaces, it caters to a range of business needs. The surrounding area is rapidly developing, with retail, dining, and recreational options nearby, making it an ideal spot for companies looking to establish themselves in a growing, well-connected part of Edmond.

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ADDITIONAL PHOTOS



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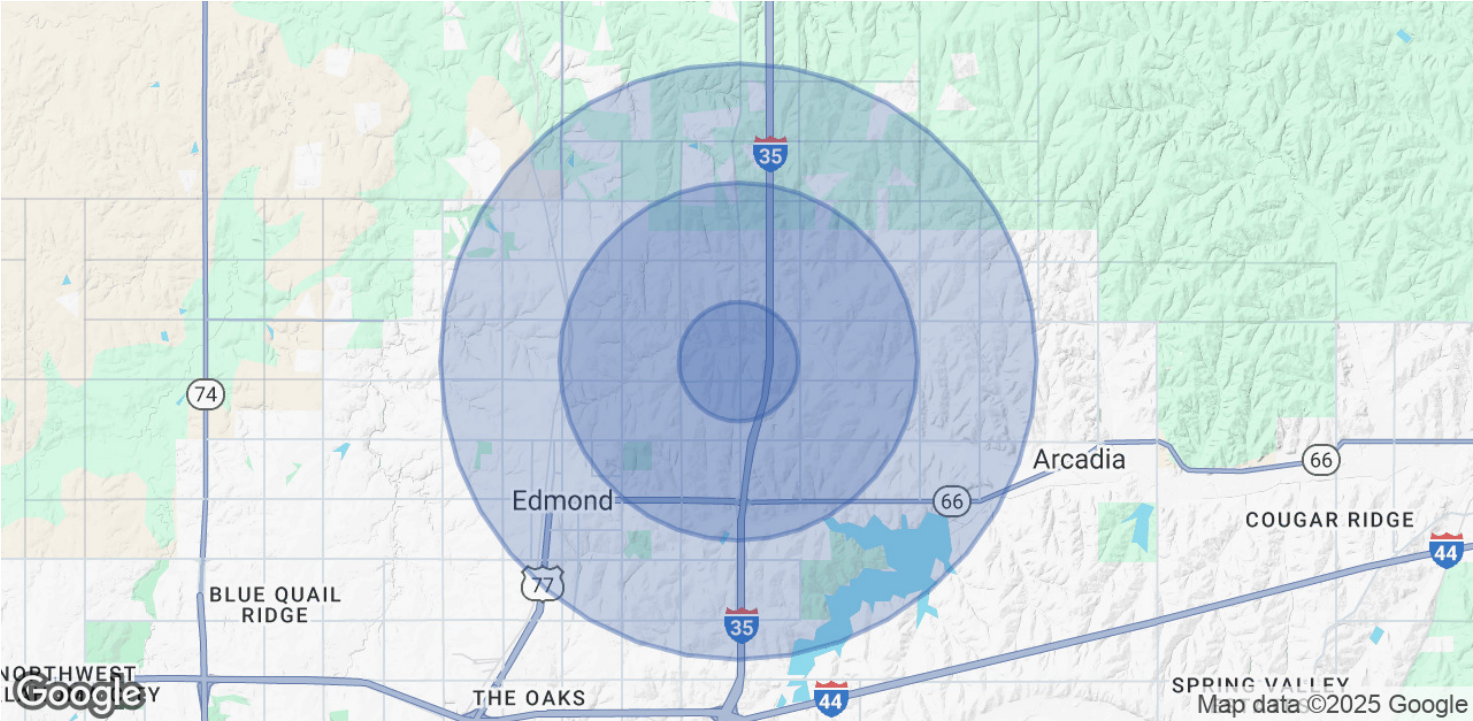
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,886	29,132	84,071
Average Age	41	40	39
Average Age (Male)	42	39	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	669	11,027	32,051
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$177,395	\$172,752	\$142,075
Average House Value	\$551,490	\$490,068	\$401,811

Demographics data derived from AlphaMap

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